



MEMORANDUM

Planning Division – PZ Memo No. 16-065

DATE: SEPTEMBER 7, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KA*

FROM: LAUREN SCHUMANN, CITY PLANNER *LS*

SUBJECT: LUP16-0027 MAMBO'S DOMINICAN KITCHEN

Request: Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. The request includes occasional live music indoors and within an outdoor patio

Location: 1950 N. Arizona Avenue, Suite 8, the southwest corner of Arizona Avenue and Warner Road

Applicant: Cesar Perez

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The subject site is located at the southwest corner of Arizona Avenue and Warner Road, within the Fair Lanes Chandler Plaza. South of the site is AMF bowling alley, John Deer sales and repair facility is located to the west, and adjacent to the east is Domino's freestanding pad. The other three corners of the intersection are commercially zoned and developed. This location has had multiple approvals to serve alcohol since 1984, a new Liquor Use Permit is required since the business expanded the patio. The previous restaurant was Mimita's Cuban Café.

Mambo's Dominican Kitchen is a family-owned restaurant that opened in June and specializes in Dominican/Caribbean cuisine. The approximately 2,782 square foot suite, which seats 93 persons, is located at the northern end cap of the inline shops, and includes a 615 square foot patio that seats 20 persons. Mambo's worked with Planning Staff to add an additional 200 square feet to the existing patio adjacent to the front door along the east and replace the entire patio's railing before they open. There

September 7, 2016

will be televisions and speakers throughout the restaurant and speakers on the patio. Mambo's has represented they will have occasional live music and dancing throughout the year for special events both indoors and within the outdoor patio. The hours of operation are Tuesday through Thursday 11 a.m. to 9 p.m., Friday and Saturday from 11 a.m. to 10 p.m., and Sundays 11 a.m. to 7 p.m. The restaurant employs 11 employees.

This request is for a Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License. A Series 12 Restaurant License allows an establishment the on-site sale and serving of types of spirituous liquor for on-premise consumption and requires at least 40% of gross revenue from the sale of food and non-alcoholic beverages.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 18, 2016. One resident attended to greet the new business owners.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0027 MAMBO'S DOMINICAN KITCHEN, subject to the following conditions:

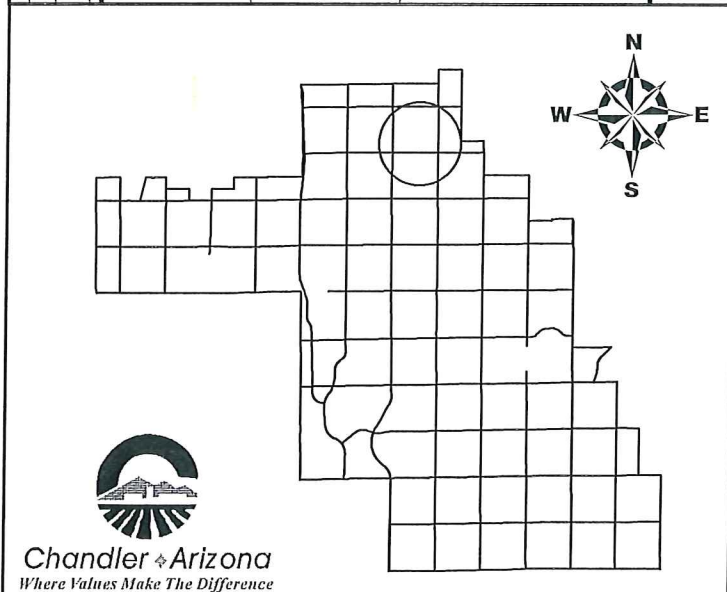
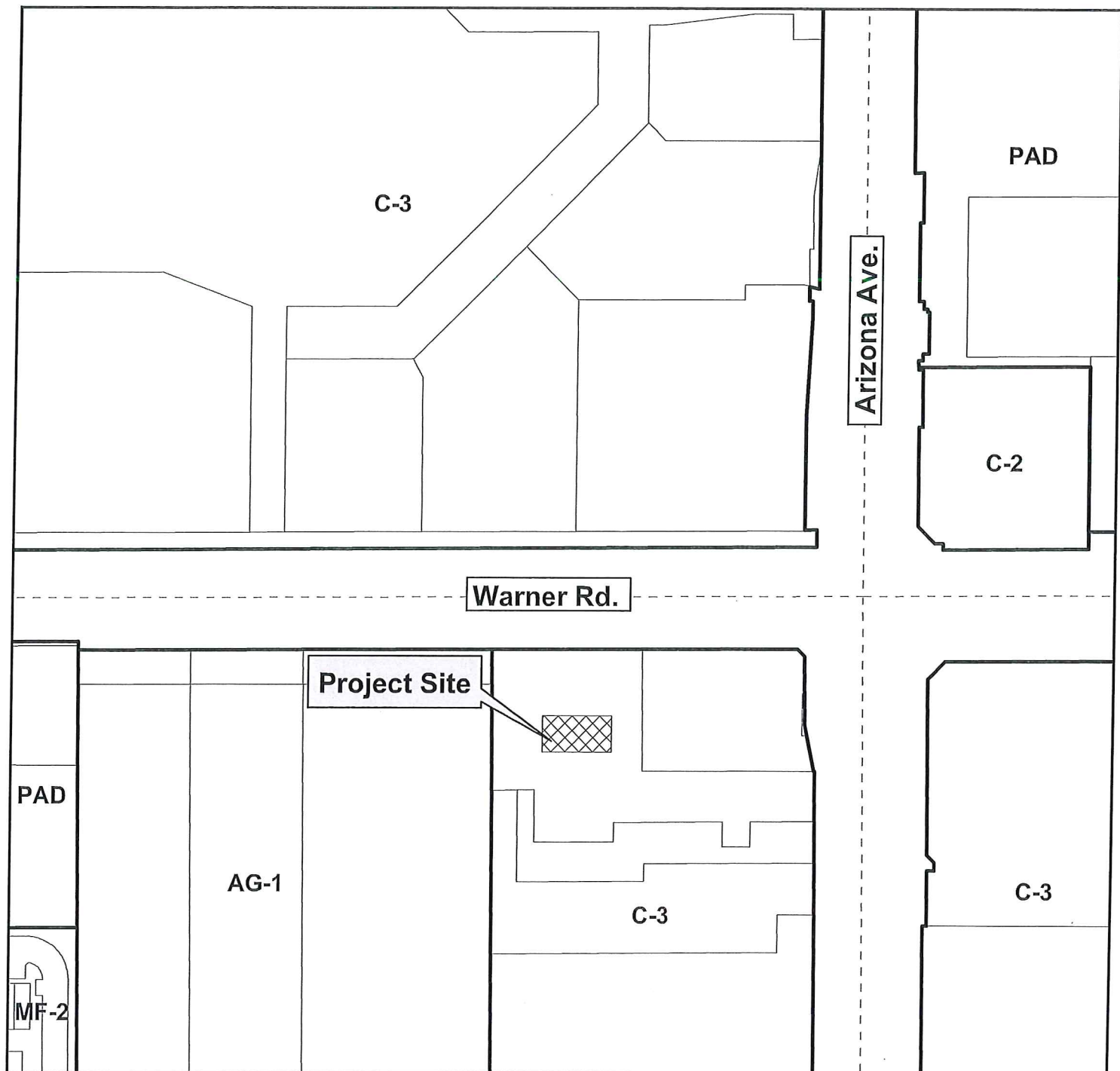
1. The Liquor Use Permit is granted for a Series 12 Restaurant license only, and any change of license shall require reapplication and new Liquor Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
3. The Liquor Use Permit is non-transferable to other locations.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
5. The site shall be maintained in a clean and orderly manner.
6. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.

PROPOSED MOTION


Motion Planning Commission to recommend approval of Liquor Use Permit case LUP16-0027 MAMBO'S DOMINICAN KITCHEN, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan



Vicinity Map

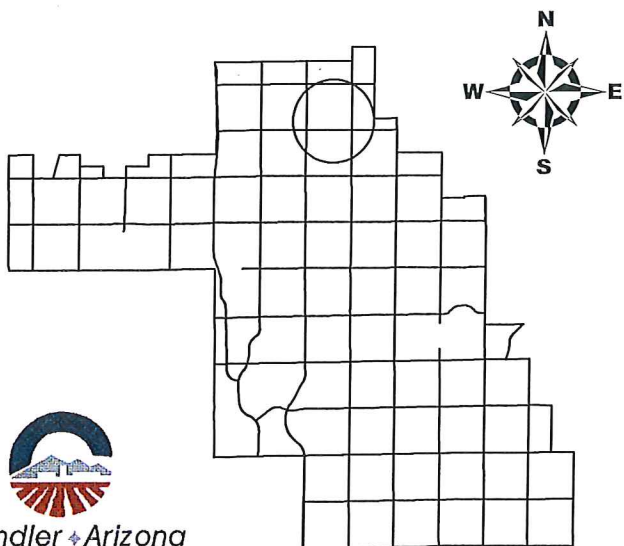
 LUP16-0027

**Mambo's Dominican Kitchen
Liquor Use Permit**

CITY OF CHANDLER 7/26/2016



Vicinity Map



LUP16-0027

**Mambo's Dominican Kitchen
Liquor Use Permit**

To whom it may concern,

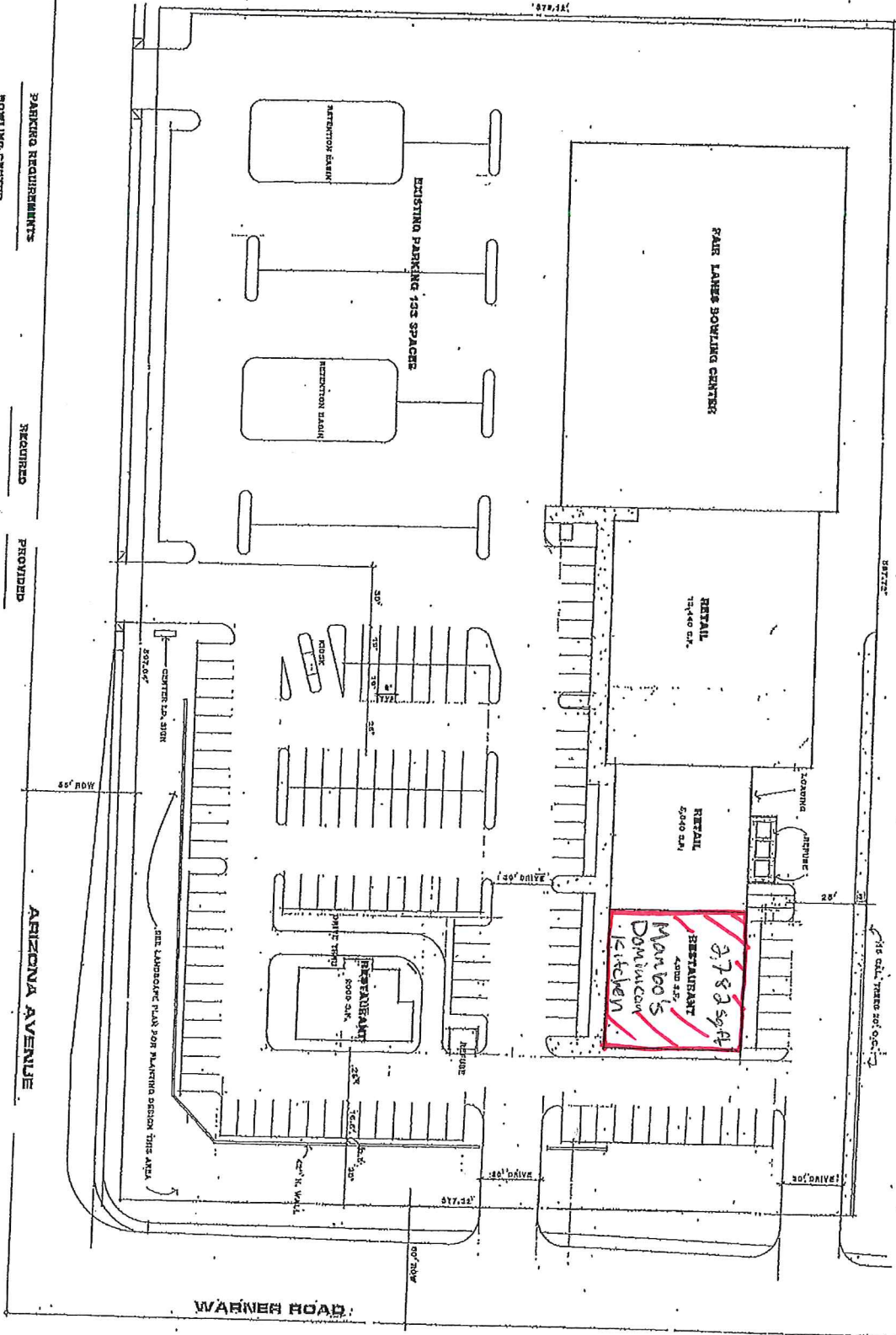
Mambo's Dominican Kitchen is located at 1950 N Arizona Ave Suite 8, Chandler, AZ 85225. Our cross streets are Arizona Ave. and Warner. We are a family owned establishment and serve authentic Dominican/Caribbean cuisine as well as natural juices and milkshakes. We are requesting a series 12 liquor license in order to serve beer, wine, and all other types of spirits to our loyal customers. Our hours of operation are Tuesday - Thursday (closed Mondays) from 11am - 9pm, Friday - Saturday from 11am - 10pm, and Sundays from 11am - 7pm. We currently have 11 employees. We will also be providing entertainment such as live music, televisions, speakers, music, and dancing. The restaurant space is 2,782 square feet. We have an outside patio which is a smoke free zone and has Smoke Free signs posted throughout. The outside patio has 2 entrances from the outside of the restaurant on both ends as well as an entrance from inside the restaurant. The outside patio has 20 available seats while the inside of the restaurant has 93 available seats. We hope to provide high quality food and service to the residents of the great city of Chandler and beyond. Any questions or concerns can be directed Cesar Perez at (480) 749-5868.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cesar Perez', with a long horizontal flourish extending to the right.

Cesar Perez
Mambo's LLC

PARKING REQUIREMENTS		REQUIRED	PROVIDED
BOWLING CENTER	32 LANES - 3 PER LANE: 96	EXISTING 132	
RETAIL	13,440 S.F. - 1 PER 300: 45	NEW 136	
RETAIL	4,040 S.F. - 1 PER 300: 17		
RESTAURANT	3,900 S.F. PUBLIC AREA - 1 PER 50: 78		
RESTAURANT	4,000 S.F. PUBLIC AREA - 1 PER 50: 20		
TOTAL 265			260



SITE PLAN



NOT TO SCALE
28 APR 2010
PROJECT NO. 6210

Site Plan

Mambo's Dominican Kitchen Floor Plan

1950 N Arizona Ave. Ste 8 Chandler, AZ 85225

